

MSA\_S-1829-899

Comments  
8/8/2000  
8/23/2000

1951 - 1966  
Kendall



Judge John C. North, II  
Chairman

Ren Serey  
Executive Director

**STATE OF MARYLAND  
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338

August 23, 2000

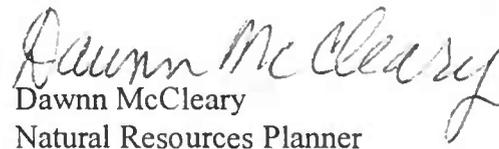
Mr. Duncan Stuart  
Environmental Planner  
Baltimore City Department of Planning  
417 East Fayette Street, 8<sup>th</sup> Floor  
Baltimore, Maryland 21202

RE Towson Street Townhouses (Site Plan)  
Local Case Number: 001388

Dear Mr. Stuart:

Thank you for submitting the site plan for the proposed 36 townhouses with alleys and garages. After reviewing the site plan, this office has determined that the proposed development activity and the 10 % calculations are correct and consistent with the local Critical Area Program. If there are any questions, please feel free to call me at (410) 260 -3483.

Sincerely,

  
Dawnn McCleary  
Natural Resources Planner

cc: Regina Esslinger  
BA 387- 00

Branch Office: 31 Creamery Lane, Easton, MD 21601  
(410) 822-9047 Fax: (410) 820-5093

TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450



Judge John C. North, II  
Chairman



Ren Serey  
Executive Director

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**CHESAPEAKE BAY CRITICAL AREA COMMISSION**  
1804 West Street, Suite 100, Annapolis, Maryland 21401  
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August 8, 2000

Mr. Duncan Stuart  
Environmental Planner  
Baltimore City Department of Planning  
417 East Fayette Street, 8<sup>th</sup> Floor  
Baltimore, MD 21202

***RE: Towson Street Townhouses***  
***Local Case Number: 001388***

Dear Mr. Stuart:

This office would like a complete site plan showing the proposed townhouse project. The site plan submitted to this office is a topographic and boundary survey plan for the proposed development. Please forward the site plan to this office for review. I will provide comments at that time. If there are any questions, please feel free to call me at (410) 260 - 3483.

Sincerely,

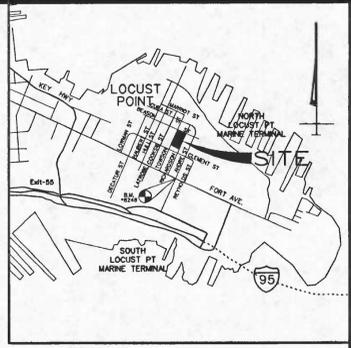
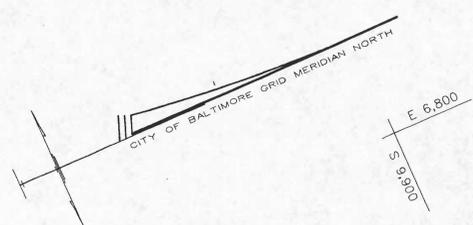
A handwritten signature in cursive script that reads "Dawnn McCleary".

Dawnn McCleary  
Natural Resources Planner

cc: Regina Esslinger  
BA 387-00

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TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450

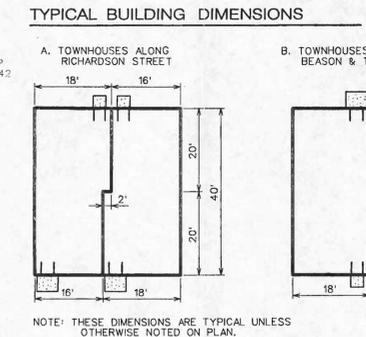


- LEGEND**
- 6" WATER --- EXISTING WATER
  - 8" SAN --- EXISTING SANITARY
  - 24" STORM DRAIN --- EXISTING STORM DRAIN
  - 21 --- EXISTING STREET LIGHT
  - 21 --- EXISTING CONTOUR
  - --- EXISTING MANHOLE
  - W --- EXISTING OVERHEAD WIRES
  - W --- PROPOSED WATER
  - S --- PROPOSED SANITARY
  - S.D. --- PROPOSED STORM DRAIN
  - --- PROPOSED LIGHT
  - --- PROPOSED CONTOUR
  - --- PROPOSED MANHOLE
  - --- PROPOSED CONCRETE
  - --- PROPOSED TREE

- GENERAL NOTES:**
- DEVELOPER: STRUEVER ROUSE HOMES, INC. 519 NORTH CHARLES STREET BALTIMORE, MD 21201
  - PROPERTY LOCATION: WARD 24 / SECTION 11 / BLOCK 2005 / LOTS 41/43
  - EXISTING ADDRESS: 1301 TOWSON ST. PROPOSED ADDRESS: 1301-25 (000) TOWSON ST. 1300-26 (EVEN) RICHARDSON ST.
  - EXISTING ZONE: R-8 (RESIDENTIAL DISTRICT) PROPOSED ZONE: NO CHANGE
  - EXISTING USE: OFFICE/TRUCK MAINTENANCE BLDG AND PARKING LOT PROPOSED USE: 36 SINGLE FAMILY ATTACHED DWELLINGS
  - ZONING REQUIREMENTS: (R-8 ZONE) SETBACKS: FRONT: NONE REQUIRED INTERIOR SIDE: 10' STREET CORNER SIDE: NONE REQUIRED REAR: 25' MIN. LOT AREA: 750 SF FLOOR AREA RATIO: N/A
  - SITE AREA - 1.29 AC +/-
  - MAXIMUM BLDG. HEIGHT ALLOWED: 35' AND AS PER BOCA 1999 (TABLE 503). MAXIMUM BLDG. HEIGHT PROPOSED: 47'-3" (3-STORY)
  - MAXIMUM LOT COVERAGE: PERMITTED 60% LOT COVERAGE: 53% +/- TO 71% +/-
  - OFF-STREET PARKING REQUIRED: 1 SPACE PER UNIT OFF-STREET PARKING PROPOSED: 1 SPACE PER UNIT
  - AREA OF DISTURBANCE: 1.6 AC +/-
  - THE SITE IS PARTIALLY LOCATED IN THE CRITICAL AREA. THEREFORE, FOREST CONSERVATION WILL NOT BE REQUIRED. A REQUEST WILL BE MADE TO PAY INTO THE RUNOFF POLLUTION REDUCTION OFFSET FUND ADMINISTERED BY THE BALTIMORE CITY DEPARTMENT OF PLANNING TO MEET THE CRITICAL AREA 10% REDUCTION REQUIREMENT.
  - A WAIVER OF STORMWATER MANAGEMENT REQUIREMENTS FOR WATER QUALITY AND QUANTITY CONTROL WILL BE REQUESTED AS PER SECTION III.B.1 OF THE BALTIMORE CITY "INTERIM STORMWATER MANAGEMENT DESIGN MANUAL".
  - THE SITE DOES NOT FALL WITHIN THE 100-YEAR FLOODPLAIN.
  - REFUSE COLLECTION WILL BE PROVIDED THROUGH STREET PICK-UP/PUBLIC COLLECTION ALONG THE PROPOSED ALLEYS.
  - TOPOGRAPHIC AND UTILITY INFORMATION WAS OBTAINED FROM TOPOGRAPHIC AND BOUNDARY SURVEY FOR TOWSON STREET HOUSING PREPARED BY STV INCORPORATED AND DATED 5/3/00.
  - UTILITY LAYOUT, GRADING AND LANDSCAPING ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.
  - ALL PROPOSED DEVELOPMENT SHALL COMPLY WITH BOCA 1999 TABLES 503, 602, 705.3 AND CBCR 1997 SECTIONS 430.0 AND 431.0.
  - REFER TO SUPPLEMENTAL ATTACHMENTS FOR BUILDING FLOORPLANS AND ELEVATIONS PREPARED BY DONALD B. RATCLIFFE AND ASSOC. PROPOSED BUILDINGS SHALL BE FRAME CONSTRUCTION.
  - THE FOLLOWING VARIANCES WILL BE REQUESTED:
    - REDUCE THE 10' INTERIOR SIDE YARD SETBACK TO THE DISTANCE IDENTIFIED BELOW:
    - 1'-0" FOOT FOR #1325 TOWSON STREET
    - 4'-0" FOOT FOR #1311 AND #1313 TOWSON STREET
    - 5'-0" FOOT FOR #1314 AND #1316 RICHARDSON STREET
    - INCREASE THE 60% LOT COVERAGE TO THE AREA IDENTIFIED BELOW:
    - 61% +/- FOR #1300 RICHARDSON ST. AND #1301 TOWSON ST.
    - 68% +/- FOR #1323 TOWSON ST.
    - 68% +/- FOR #1302, #1308, #1310, #1318, AND #1322 RICHARDSON ST.
    - 69% +/- FOR #1303, #1305, #1307, #1309, #1315, #1317, #1319, #1321, AND #1323 TOWSON ST.
    - 71% +/- FOR #1304, #1308, #1312, #1320, AND #1324 RICHARDSON ST.
  - VARIANCES WILL BE REQUIRED FOR ALL TOWSON ST. AND RICHARDSON ST. DWELLINGS TO PERMIT A DETACHED GARAGE TO BE LOCATED WITHIN 20 FEET OF A STREETLINE.
  - A BUILDING HEIGHT VARIANCE WILL BE REQUIRED FOR ALL 36 DWELLINGS TO INCREASE THE MAX. HEIGHT FROM 35 FEET TO 41 +/- FEET.

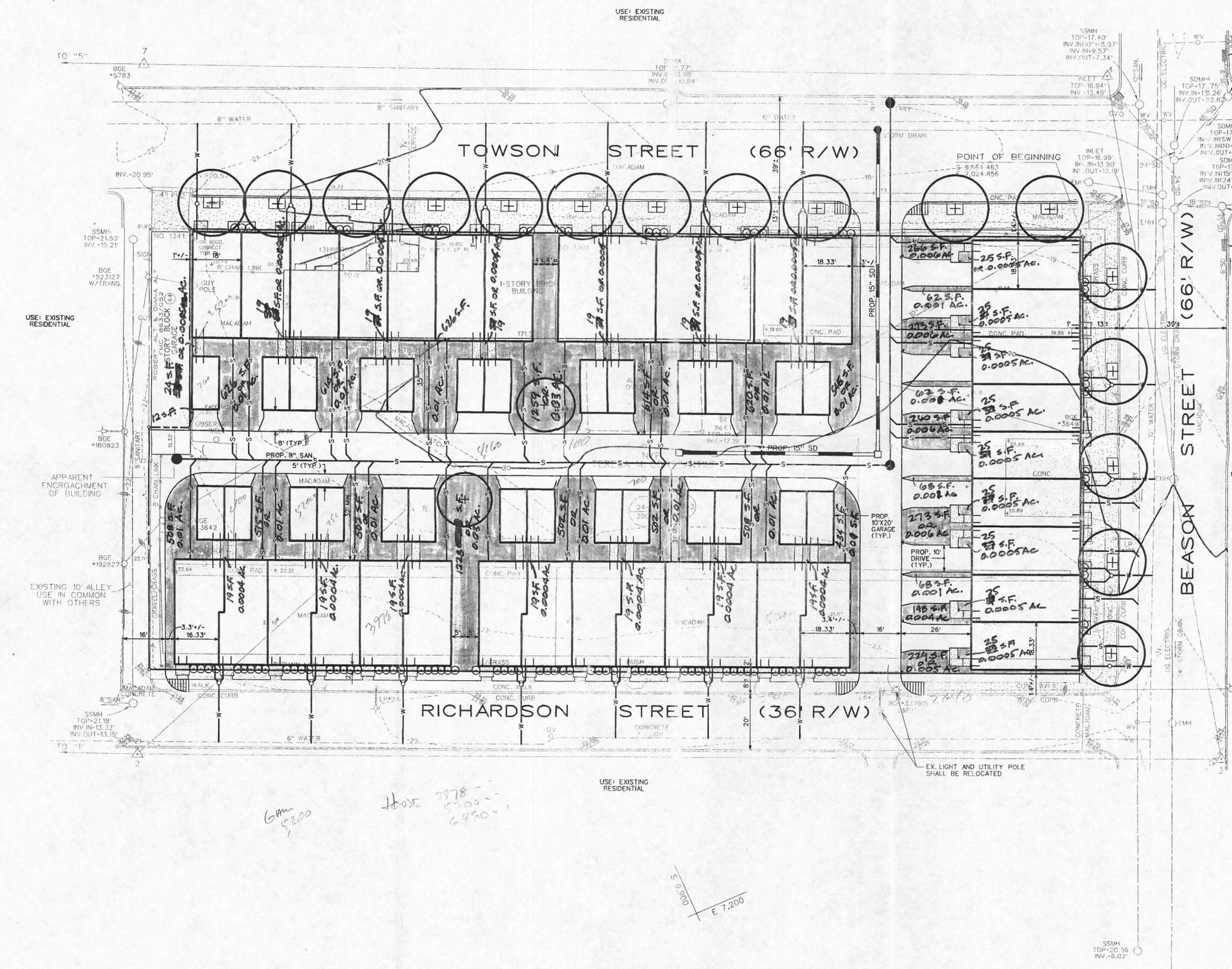
**PRELIMINARY PLANT SCHEDULE**

BOTANICAL/COMMON NAME	SIZE
SOPHORA JAPONICA/JAPANESE PAGODATREE	2 1/2" CAL.
CERCIS CANADENSIS/EASTERN REDBUD	2" CAL.



**DWELLING TABULATION**

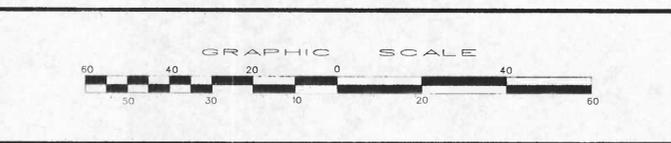
TYPE	GROSS FLOOR AREA	NO. OF BEDROOMS
A	2040 SF +/-	3 TO 4
B	2160 SF +/-	3 TO 4



**STV Incorporated**  
 engineers / architects / planners / scientists / construction managers  
 21 Governor's Court Baltimore, MD 21244-2722 (410) 944-9112

**REVISIONS**

NO.	DATE	DESCRIPTION
1	5/30/00	ADDED SHRUBS AND REVISED HT. VARIANCE REQUESTED



**PLAN PREPARATION**

DRAWN BY:	T. GREEN	DATE:	MAY 18, 2000
DESIGNED BY:	A. PALMER	SCALE:	1" = 20'
CHECKED BY:	D. OLSEN	JOB NO.:	10098

**DEVELOPMENT PLAN**

**TOWSON STREET HOUSING**

BALTIMORE, MARYLAND  
 SECTION 11 BLOCK 2005 LOTS 41/43

**DRAWING NO.**

**SHEET NO.**

1 of 1

**RECEIVED**

AUG 22 2000

CHESAPEAKE BAY  
 CRITICAL AREA COMMISSION